

AN ORDINANCE GRANTING A WAIVER TO ALLOW A FREESTANDING POLE SIGN ON CERTAIN REAL PROPERTY LOCATED AT 7125 JFK BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a request has been made by Mr. Gregg Mueller, Director of Operations, Indian Hills Shopping Center, LLC, 2851 Lakewood Village Dr., North Little Rock, AR 72116, seeking certain variances for a pole sign on the herein described land (*see* Exhibit “A” attached hereto); and

WHEREAS, the request has not gone before the Planning Commission, but proper notice has been given to property owners within 200 feet of the subject sign location; and

WHEREAS, the request seeks a waiver to allow variances of requirements pursuant to Section 14.102.D (JFK Boulevard Sign Overlay District – Design Standards for Signs) as follows:

Section 14.102.D.1 – Allow a freestanding pole sign (instead of a ground mounted monument style sign).

Section 14.102.D.2 – Allow a height of 23.5 feet and a setback of 1 foot (instead of the maximum height limit of 6 feet and a setback of 5 feet).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a waiver to allow variances of Sections 14.102.D.1 and 14.102.D.2 of the North Little Zoning Ordinance for a freestanding pole sign on property located at 7125 JFK Boulevard (more particularly described as Lot 1, Grooms Subdivision in the City of North Little Rock, Pulaski County, Arkansas) is hereby approved as follows:

- (a) The prohibition for a freestanding sign (instead of a ground mounted monument style sign) is waived.
- (b) The 6-foot maximum height limitation and 5-foot setback are waived to allow the sign to be 23.5 feet tall with a 1-foot setback.

See Exhibits “B” (map), “C” (sign elevation) and “D” (site plan) attached hereto and incorporated by reference.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 4: It is hereby found and determined that a waiver to allow a freestanding pole sign on the subject property in the JFK corridor will not detract from the aesthetic appearance of the area, will be consistent with other signage in the area, will afford greater visibility for the location and that the immediate passage of this Ordinance is necessary in order to insure the proper and orderly growth and development of this land and the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

SPONSORS:



Alderman Charlie Hight


Alderman Murry Witcher

ATTEST:

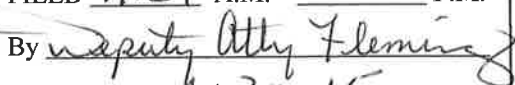

Diane Whitbey, City Clerk

APPROVED AS TO FORM:


C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED 11:27 A.M. _____ P.M.

By  Deputy Atty. Fleming

DATE 1-20-15

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY 

INDIAN HILLS SHOPPING CENTER, LLC.

2851 Lakewood Village Drive
North Little Rock, AR 72116
501-758-7745 phone 501-758-0835 fax

January 9, 2015

North Little Rock City Council
c/o Shawn Spencer
Community Planning
120 Main Street
North Little Rock, AR 72114

RE: Pole Sign Variance at 7125 JFK Blvd. for Starbucks
Lot 1, Grooms Subdivision

Dear North Little Rock City Council,

On behalf of Indian Hills Shopping Center, I am requesting a variance to place a pole sign for a potential tenant, Starbucks on the lot adjacent to Little Caesar's. The pole sign will be approximately 6 ft in diameter with a drive-thru indicator below and approximately 18 ft off of the ground as depicted in the attached drawing. The sign also will be less than five feet from the south property line, although the land to the south of the property line is also owned by Indian Hills Shopping Center, LLC.

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Sincerely,



Gregg Mueller
Director of Operations
Indian Hills Shopping Center, LLC.



Public Hearing Case # 1719

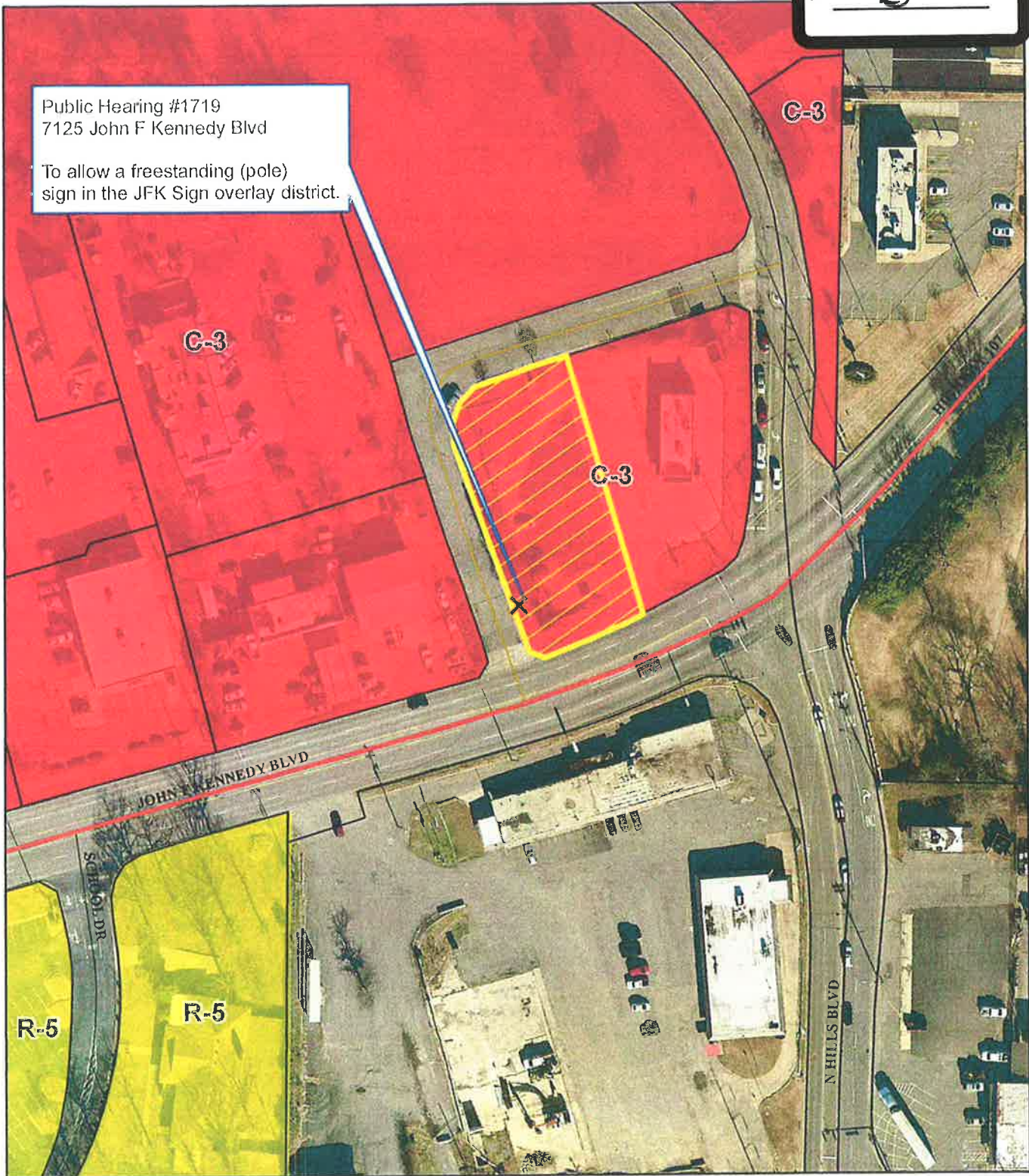
EXHIBIT

"B"

tabbles

Public Hearing #1719
7125 John F Kennedy Blvd

To allow a freestanding (pole)
sign in the JFK Sign overlay district.



Zoning Map

0 50 100 200 Feet



Date: 1/12/2015

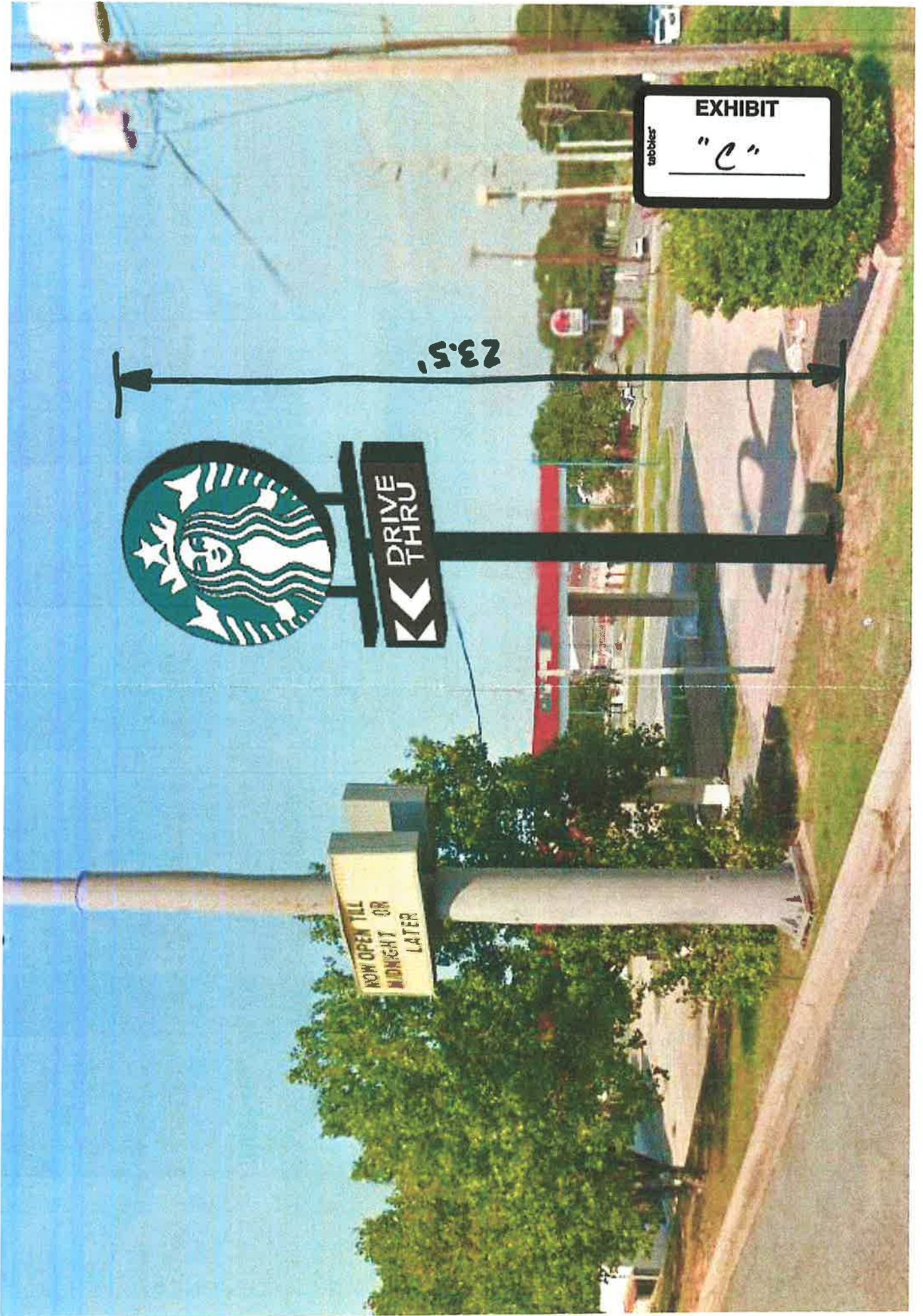


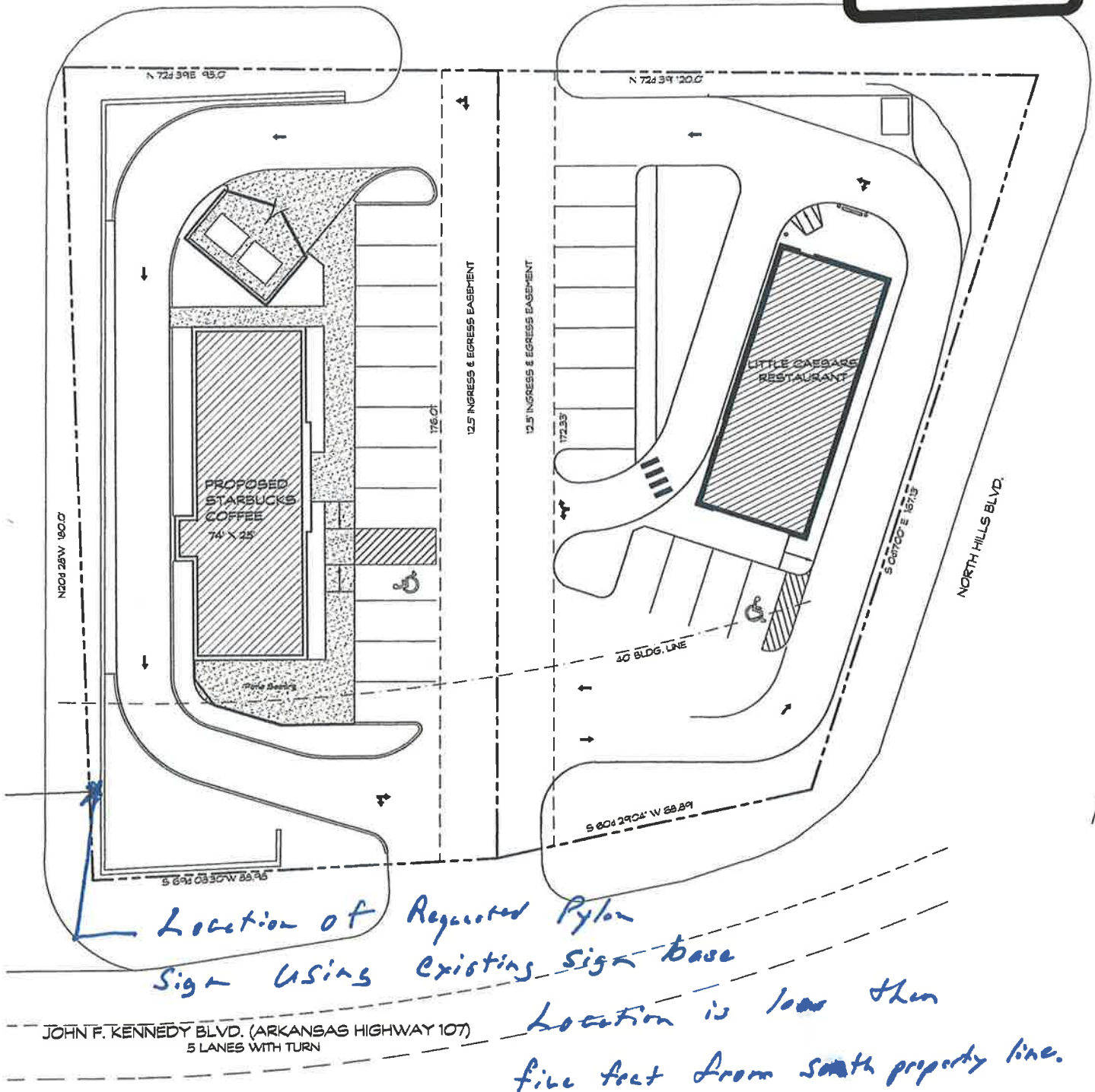
EXHIBIT
"C"
tabbles

EXHIBIT

tabbles

"D"

ACCESS DRIVE



PRELIMINARY SITE PLAN



NORTH



PROPOSED STARBUCKS COFFEE

INDIAN HILLS SHOPPING CENTER - NORTH LITTLE ROCK, ARKANSAS
08 JANUARY 2015

SCALE: 1" = 30'-0"